From:	Kevin Fok <[redacted]>
Sent:	2026-10-28 星期三 14:31:37
To:	TPB Submission/PLAND <tpbsubmission@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:	Vincent Lau <[redacted]>; Eric Chan [redacted] ; Judy Chung Man KWAN/PLAND <jcmkwan@pland.gov.hk>; Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>; Yan Yan LAM/PLAND <yylam@pland.gov.hk>
Subject:	RE: Submission of Soft Copy of New s.12A Rezoning Application No. Y/TM-LTYY/13
Attachment:	SPS_Replacement Pages_20261028.pdf; Form No. S.12A_Replacement Pages_20261028.pdf

TCL Ref: FHTRLT/7

Dear Sir/Madam,

Please find the attached replacement pages of the S12A Application Form and the SPS for the captioned Planning Application for your onward processing.

Best Regards,
Kevin Fok

TOWNLAND

TOWNLAND CONSULTANTS LIMITED

[redacted]

Table 4.2.2 Comparison of Major Development Parameters between the Approved Scheme (Application No. A/TM-LTYY/249-3) and the Indicative Development Scheme

Development Parameters	Approved Scheme (a)	Indicative Development Scheme (b)	Difference [(b) – (a)]
Application Site/ Rezoning Site Area	Approx. 15,044m^2	Approx. 14,036.48m^2	-1,007.52m^2 [1]
Development Site Area	Approx. 14,144.20m^2	Approx. 14,036.48m^2	-107.72m^2 [2]
Proposed PR - Domestic - Non-domestic	Approx. 0.54 - Approx. 0.53 - Approx. 0.01	Approx. 2.19 [3] - Approx. 2.10 - Approx. 0.09 [3]	+1.65 +1.57 +0.08
Proposed GFA - Domestic - Non-domestic	Approx. 7,637.87m^2 - Approx. 7,507.81m^2 - Approx. 130.06m^2 [4]	Approx. 30,686.61m^2 - Approx. 29,476.61m^2 - Approx. 1,210.00m^2	+23,048.74m^2 +21,968.80m^2 +1,079.94m^2
Proposed SC	Not more than 30%	Below 15m: Approx. 59.41% Above 15m: Approx. 24.17%	Up to +29.41%
Proposed BH (at Main Roof Level)	Approx. 24.75mPD (Semi-detached Houses) to 35.27mPD (Residential Towers)	Up to Approx. 59.55mPD	Up to +34.8m
Proposed Number of Storeys	2 (Semi-detached Houses) – 6 (Residential Towers)	Up to 12	Up to +10
Number of Blocks	12	6	-6
Number of Flats	Approx. 126 [5]	Approx. 546	+420
Estimated Population	Approx. 395	Approx. 1,420	+1,025
Average Unit Size	Approx. 56.76m^2	Approx. 53.99m^2	-2.77m^2

[1] *Reduction in Rezoning Site Area mainly due to exclusion of the relocated Fuk Hang Tsuen Village Office and area for road widening works at Fuk Hang Tsuen Road and Fuk Hang Tsuen Lane, while the FEHD RCP and roll-call point are included.*

[2] *The Reduction in Development Site Area due to exclusion of the relocated Fuk Hang Tsuen Village Office and area for road widening works at Fuk Hang Tsuen Road, while Pedestrian/ Vehicular Access (a), Pedestrian Access (b), and Pedestrian Access (c), the FEHD RCP and roll-call point and area zoned "GB" in Site A of the Indicative Development Scheme are included*

[3] *Based on a Domestic PR of 2.1 at both Sites A and B and a Non-Domestic PR of 0.11 (amounting to 1,210m^2) at Site B.*

[4] *The non-domestic GFA was for the relocation of village office which has now been implemented and excluded from this Application.*

[5] *Included 2 residential towers (comprising of 112 flats) and 20 semi-detached houses.*

Table 4.4.1 Internal Transport Provisions

Type	Site A	Site B
Private Car Parking Spaces for Residential Use	43 (including 1 for accessible parking and 5 for visitor parking)	146 (including 2 for accessible parking and 20 for visitor parking)
Private Car Parking Spaces for Retail Use	-	3
Motorcycle Parking Spaces for Residential Use [1]	2	5
Motorcycle Parking Spaces for Retail Use	-	1
Private Light Bus Parking Space for RCHE	-	1
Heavy Goods Vehicle L/UL Bay for Residential Use	1	2
Light Goods Vehicle L/UL Bay for Residential Use	-	2
Heavy Goods Vehicle L/UL Bay for Retail Use	-	1
Private Light Bus L/UL Bay for RCHE	-	1

[1] No accessible or visitor parking for motorcycle will be provided.

4.5 Development Programme

4.5.1 On the approval of this S12A Planning Application and subsequent plan amendment process, and following various buildings and lands procedures, it is anticipated that the Proposed Development will be completed in one phase by 2032.

☑ Transport-related facilities 與運輸有關的設施

☑ parking spaces 停車位 (please specify type(s) and number(s)) (請註明種類及數目)

Private Car Parking Spaces 私家車車位	192
Motorcycle Parking Spaces 電單車車位	8
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	Private Light Bus: 1

☑ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s)) (請註明種類及數目)

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	4
Others (Please Specify) 其他 (請列明)	Private Light Bus: 1

☐ other transport-related facilities 其他與運輸有關的設施 (please specify type(s) and number(s)) (請註明種類及數目)

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
		Please refer to the Accommodation Schedule in Supplementary Planning Statement.

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Open Space, Pedestrian Accesses

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☑ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明道路名稱(如適用))
Fuk Hang Tsuen Road and Fuk Hang Tsuen Lane

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 837 RP (Part), 839 S.A RP (Part), 841 (Part), 1035 RP, 1037 RP and 2527 S.F RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun 屯門藍地丈量約份第130約地段第837號餘段(部分)、第839號A分段餘段(部分)、第841號(部分)、第1035號餘段、第1037號餘段和第2527號F分段餘段(部分)及毗連政府土地
Site area 地盤面積	14,036.48 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 2,385.05 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/14 藍地及亦園分區計劃大綱核准圖編號S/TM-LTYY/14
Zoning 地帶	"Comprehensive Development Area", "Residential (Group B)3" and "Green Belt" 「綜合發展區」、「住宅（乙類）3」及「綠化地帶」
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Comprehensive Development Area", "Residential (Group B)3" and "Green Belt" zones to "Residential (Group B)4" zone 把申請地點由「綜合發展區」、「住宅（乙類）3」及「綠化地帶」地帶改劃為「「住宅（乙類）4」地帶

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	29,476.61 ☑ About 約 ☐ Not more than 不多於	2.10 ☑About 約 ☐Not more than 不多於
	Non-domestic 非住用	1,210 ☑ About 約 ☐ Not more than 不多於	0.09 ☑About 約 ☐Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	5	
	Non-domestic 非住用	1	
	Composite 綜合用途		

* Calculations are based on Development Site Area of 3,140.7 sq.m

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	201
	Private Car Parking Spaces 私家車車位	192
	Motorcycle Parking Spaces 電單車車位	8
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Private Light Bus	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	7
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	4
	Others (Please Specify) 其他 (請列明)	
	Private Light Bus	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☑
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Water Supply Impact Assessment, Air Ventilation Assessment - Expert Evaluation and Tree Preservation and Landscape Proposal		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號